

**PRELIMINARY AGENDA  
PLANNING AND ZONING COMMISSION MEETING  
AUGUST 20, 2018  
5:00 P.M.**

**ROLL CALL**

**APPROVAL OF THE MINUTES**

**1. July 16, 2018**

**COMPREHENSIVE PLAN UPDATE**

**RULES FOR CONDUCTING PUBLIC HEARINGS**

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

**CONSENT AGENDA**

**CONSENT - ITEMS FOR WITHDRAWAL**

None

**CONSENT - ITEMS FOR DEFERRAL**

None

**CONSENT - ITEMS FOR APPROVAL**

None

**REGULAR AGENDA: ITEMS REQUIRE COUNCIL APPROVAL**

2.    **TA-6-18**       **Chapter 17 (Parking and Loading)**
3.    **Case 49-18**   **166 West Chimes Street and 185 West State Street** To rezone from Light Commercial (C1) and Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of West Chimes Street, and the south side of West State Street, west of Highland Road, on Lot 8 and a portion of 24 of Campanile View Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10-Wicker) [Application](#)
4.    **Case 51-18**   **1097 South Flannery** To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located at the northeast quadrant of South Flannery Road and Goodwood Drive, on a portion of Tract B, of Sherwood Forest Subdivision. Section 75, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson) [Application](#)
5.    **Case 52-18**   **12551 South Harrell's Ferry Road** To rezone from Rural (R) to Heavy Commercial (HC1) on property located on the north side of South Harrell's Ferry Road, and south of Interstate 12, on an undesignated lot, of the Henry Beeson Tract. Section 48, T7S, R2E, GLD, EBRP, LA (Council District 8) [Application](#)
6.    **Case 53-18**   **672 Jefferson Highway** To rezone from Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant) (C-AB-1) on property located on the west side of Jefferson Hwy and south of Government Street, on a portion of Lot 22 of Capital Heights Subdivision. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7-Cole) [Application](#)
7.    **Case 54-18**   **8354 Jefferson Highway** To rezone from Single Family Residential (A1) and Light Commercial (LC1 and C1) to General Office Low Rise (GOL) on property located on the south side of Jefferson Highway, to the west of Brentwood, on Tract X-1 of the Community Bible Church of B.R., Inc. Property. Section 83, T7S, R1W, GLD, EBRP, LA (Council District 11-Watson) [Application](#)
8.    **Case 56-18**   **9442 Burbank Drive** To rezone from Light Commercial (C1) to Heavy Commercial (HC1) on property located on the south side of Burbank Drive, east of Seaboard Drive, on Lot 314 of Broussard Plaza, 6<sup>th</sup> Filing. Section 73, T8S, R1E, GLD, EBRP, LA (Council District 3-Loupe) [Application](#)
9.    **ISPUD 3-18**   **Zee Zee Gardens Townhomes (2142 Christian Street)** To rezone from Single Family Residential (A1) to Infill/Mixed Use Small Planned Unit Development (ISPUD) for a proposal of medium density residential townhouse units on property located on the East side of Christian Street, northeast of Morning Glory Avenue, on Lots MV-1 and MV-2 of Zee Zee Gardens Subdivision. Section 67, T7S, R1W, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)

**REGULAR AGENDA: ITEMS REQUIRE PLANNING APPROVAL ONLY**

- 10. PUD 1-14 River District Concept Plan Revision 3** Proposed revision to relocate and reallocate uses per zoning area on property located west and east of Nicholson Drive, on Lots 1 through 24, Square 308 of the Nicholson Drive Estates Subdivision; Lots 36 and 37-A-1, of the Magnolia Terrace Subdivision; Lots A through E, F-1-1-2, 44, 46, 48, 50, 52, 54, Estate D, Square 108; Lots 30 and 30, Square 156; Lots 1-A, East ½ of 6, 7 through 23, 24-A, 26 and Tract E.B. Moore et al, Square 300; Lots 10 through 21, Square 301; Lots A, B, 2-A, 2-B, Square 307; and Tract 153-A and an Undesignated Tract of the South Baton Rouge Subdivision. Section 52, 53, 54, and 75, T7S, R2W, GLD, EBRP (Council District 10 – Wicker) [Application](#)
- 11. ISPUD-2-18 Villas at Red Stick (formerly being a portion of ISPUD-4-09 Red Stick Lofts II) Revision 1** To change vehicular circulation pattern from one way travel to two way in a proposed medium density single family residential development located on the north side of Old Hammond Highway, to the east of Airline Highway, on Lots 7-22 and Parcel C of the Red Stick Lofts Subdivision, and Lot 9 of Hillcrest Acres Subdivision. Section 85 & 87, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson) [Application](#)
- 12. CUP-2-13 United Christian Faith Ministries Gymnasium Center (9229 North Ridgewood Drive) (Deferred from April 16 for 60 days and from June 18 for 60 days by the Planning Commission)** A proposed gymnasium and additional parking lot on property located on the east side of Joor Road and north of North Ridgewood Drive, on Lot 11-A of the Sunnybrook Annex Subdivision. Section 48, T6S, R1E, GLD, EBRP, LA (Council District 5-Green) [Application](#)
- 13. CUP-1-16 Our Lady of Mercy Catholic School – New Gymnasium Building and Football Field Renovation (445 Marquette Avenue)** Re-approval of an expired Conditional Use Permit for a new gymnasium, concession stand, and refurbished football field with new grandstands on property located on the east side of Marquette Avenue, to the North of Government Street, on a portion of a 5.97 Acre Tract, being a portion of the J.H. MCCA Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7- Cole) [Application](#)
- 14. CUP-8-18 Christ Covenant Church (1700 Lee Drive) (Deferred from July 16 by the Planning Director)** Proposed interior and exterior renovations to an existing religious institution and parking improvements on property located east of Lee Drive, south of Sweetbriar Street, and north of Palm Street, on Lots 1-8 and 15-18, of Block 21, of the Southdowns Subdivision. Section 94, T7S, R1E, GLD, EBRP, LA (Council District 12-Freiberg) [Application](#)
- 15. S-6-18 Fair Day Estates II Subdivision** A proposed residential subdivision of property located on the north side of Old Hammond Highway, to the east of Carter Avenue, on Lots 1, 2, and 5 of the Fair Day Estates Subdivision, and Lots 6 and 7 of the Hutchinson and Day Subdivision (Council District 11-Watson) [Application](#)

16. **S-7-18**      **Highland Heliplex** A proposed commercial subdivision located on the west side of Highland Road, between Airline Highway and Jefferson Highway, on Tracts D and F-1-1 of the Camille Dixon Property (Council District 9-Hudson) [Application](#)
17. **S-8-18**      **Kenilworth Crossing Subdivision** A proposed residential subdivision of property located on the north side of South Kenilworth Parkway, to the west of Burbank Drive, on Tract X-2-B-2 of the Kenilworth Crossing Subdivision (Council District 3-Loupe) [Application](#)
18. **SS-5-18**      **Ardendale Property** A proposed private street on commercial property located west of Lobdell Boulevard and south of Choctaw Drive, on Tract X-1-A-1 of the Ardendale Property (Council District 6-Collins-Lewis) [Application](#)
19. **SS-6-18**      **Albert Bennett Property** A proposed residential subdivision of property located on the north side of Port Hudson-Pride Road and east of Cook Road, on Tract 5 of the Albert Bennett Property (Council District 1-Welch)
20. **WT-1-18**      **Parkview Wireless Tower (6400 Stumberg Lane)** A proposed cellular tower located on the west side of Stumberg Lane and south of Jefferson Highway, on Tract A-1-A of the Dennis J. Landry Property (Council District 9-Hudson) [Application](#)

#### **COMMUNICATIONS**

##### **DIRECTOR'S COMMENTS**

##### **COMMISSIONERS' COMMENTS**

#### **ADJOURN**